This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

ADDRESS NEW OWNER:
Leslie Anne Darling
2707 Abbott Martin Rd
Nashville, Tennessee 37215

SEND TAX BILL TO:
Same

Karen Johnson Davidson County
Batch# 462627 **DEEDWARR**
08/24/2020 10:51:03 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20200824-0095213

MAP 117-13
GROUP A
PARCEL 0138.00co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Michael Alan Cummings, Successor Trustee of The Mary Elizabeth O'Brien Trust UAD March 21, 2013**, hereinafter called the Grantor, has bargained and sold, and by these presents, does hereby transfer and convey unto **Leslie Anne Darling, unmarried**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 5-B on the Plan of POINTSET CONDOMINIUMS, a Horizontal Property Regime, as shown on Exhibit "B" to the Master deed of Lots Nos 5 and 6, Pointset Condominiums, of record in Book 5158, page 261, Register's Office, Davidson County, Tennessee and being located on Lot No. 5 on the Plan of Pointset, of record in Book 5050, page 65, said Register's Office, to which plan reference is hereby made, together with the apurtenant Interest belonging thereto as set out in Master Deed of record in Book 5158, page 244, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Daniel C. O'Brien and wife, Mary E. O'Brien by Warranty Deed from Ronald B. Buchanan, Trustee for the Estate of Albert Duling, Jr., deceased of record in Book 9787, page 823, Register's Office for Davidson County, Tennessee, dated September 01, 1995. Daniel C. O'Brien predeceased Mary E. O'Brien, leaving her as surviving tenant by the entirety. Mary Elizabeth O'Brien aka, Mary E. O'Brien conveyed her interest in said property to Mary Elizabeth O'Brien, Trustee of the Mary Elizabeth O'Brien Trust by Quitclaim Deed of record in Instrument No. 20130311-0023986, Register's Office for Davidson County, Tennessee, dated February 25, 2013.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2020 and subsequent years.

This is improved property known as **2707 Abbott Martin Rd, Nashville, Tennessee 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and, Grantor does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the **21st** day of **August, 2020.**

By: Michael A Cummings SUCCESSOR TRUSTEE
Michael Alan Cummings, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Michael Alan Cummings** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Successor Trustee** of **The Mary Elizabeth O'Brien Trust UAD March 21, 2013**, the within named bargainor, and that he as such Successor Trustee, with the authority so to do, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of August, 2020.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 7/26/2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $535,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of August, 2020.

Kathy Snider
NOTARY PUBLIC

My Commission Expires:

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN My Commission Expires May 2, 2022

File #20-9433